MASTER PLAN CONCEPTS AND SECTOR PLAN RECOMMENDATIONS

SECTOR PLAN GOALS

- Block assembly/configuration consistent with redevelopment and walkability
- Expanded outdoor facilities at Wall Park via relocated parking to Gables' site
- On-site stormwater management
- Internal private street increases connectivity and walkability
PROPOSED STREETS / FAR & HEIGHT
ACHIEVING SECTOR PLAN GOALS:
CONCEPTUAL GABLES WHITE FLINT LAYOUT
GABLES WHITE FLINT - RETAIL, RESIDENTIAL, WALL PARK & KSAC PARKING

**Gables Program**
- +/- 31,000 gsf Retail
- 450-500 Residential Units
- +/- 520 Parking Spaces (Apt. + Retail)
- 400 Parking Spaces (KSAC + Wall Park)

**Sector Plan Recommendations**
- 2.5 Maximum Residential FAR
- 0.5 Maximum Retail FAR
- 3.0 Total FAR
- 70' Maximum Building Height

**Proposed Gables White Flint**
- 2.35-2.5 Current Estimated Residential FAR
- 0.15-0.25 Current Estimated Retail FAR
- 2.5-2.75 Current Estimated Total FAR
- 70' Current Estimated Building Height
GABLES WHITE FLINT - VIEW ALONG PRIVATE STREET 'A'
STREET LEVEL RETAIL REALM AND ARCHITECTURAL CHARACTER
WHITE FLINT: TRANSFORMING INTO AN URBAN CENTER

QUESTIONS

THANK YOU